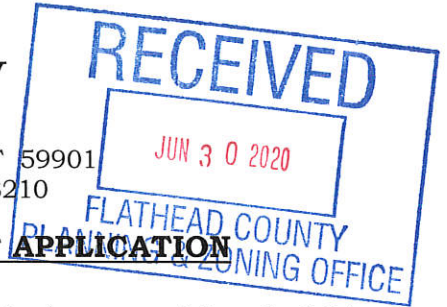




Flathead County Planning & Zoning

40 11th Street West, Suite 220 Kalispell, MT 59901
Telephone 406.751.8200 Fax 406.751.8210



MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ 1,755

SUBDIVISION NAME: Lower Valley Ranchettes

OWNER(S) OF RECORD:

Name: Sandra (aka Sandy) O' Connell Phone: 406-261-3548

Mailing Address: 2727 Lower Valley Road

City, State, Zip: Kalispell, MT 59901

Email: sandy@purewestmt.com

APPLICANT (IF DIFFERENT THAN ABOVE):

Name: Same Phone: _____

Mailing Address: _____

City, State, Zip Code: _____

Email: _____

TECHNICAL/PROFESSIONAL PARTICIPANTS:

Name: 406 Engineering, Inc. Phone: 406-257-0679

Mailing Address: 35 8th Street East

City, State, Zip: Kalispell, MT 59901

Email: Lorens@406eng.com

Name: _____ Phone: _____

Mailing Address: _____

City, State, Zip: _____

Email: _____

LEGAL DESCRIPTION OF PROPERTY:

Street Address 52 Swan View Road N, Kalispell

City/State & Zip Kalispell, MT 59901

Assessor's Tract No.(s) 1 Lot No.(s) Tract 1, COS 17529

Section 8 Township 27N Range 20W

GENERAL DESCRIPTION/TYPE OF SUBDIVISION: _____

Five lot single-family residential major subdivision on 83.9 acres.

Number of Lots or Rental Spaces 5 Total Acreage in Subdivision 83.9 ac

Total Acreage in Lots 83.9 ac Minimum Size of Lots or Spaces ~10.18 ac

Total Acreage in Streets or Roads 5.83 Maximum Size of Lots or Spaces ~21.48 ac

Total Acreage in Parks, Open Spaces and/or Common Areas 0.00

PROPOSED USE(S) AND NUMBER OF ASSOCIATED LOTS/SPACES:

Single Family 5 Townhouse _____ Mobile Home Park _____

Duplex _____ Apartment _____ Recreational Vehicle Park _____

Commercial _____ Industrial _____ Planned Unit Development _____

Condominium _____ Multi-Family _____ Other _____

APPLICABLE ZONING DESIGNATION & DISTRICT: Unzoned

IS SUBJECT PROPERTY LOCATED WITHIN 3-MILE BUFFER OF KALISPELL, WHITEFISH, OR COLUMBIA FALLS? No

ESTIMATE OF MARKET VALUE BEFORE IMPROVEMENTS: \$700,000.00

IMPROVEMENTS TO BE PROVIDED:

Roads: ☒ Gravel ☒ Paved _____ Curb _____ Gutter _____ Sidewalks _____ Alleys _____ Other _____

* **Water System:** ☒ Individual _____ Shared _____ Multiple User _____ Public _____

* **Sewer System:** ☒ Individual _____ Shared _____ Multiple User _____ Public _____

Other Utilities: _____ Cable TV ☒ Telephone ☒ Electric _____ Gas _____ Other _____

Solid Waste: _____ Home Pick Up _____ Central Storage ☒ Contract Hauler _____ Owner Haul _____

Mail Delivery: _____ Central ☒ Individual _____ School District: Somers #48

Fire Protection: _____ Hydrants _____ Tanker Recharge _____ Fire District: Somers

Drainage System: Drainage ditches, positive drainage away from structures.

* **Individual** (one user)

Shared (two user)

Multiple user (3-9 connections or less the 25 people served at least 60 days of the year)

Public (more than 10 connections or 25 or more people served at least 60 days of the year)

* If the water supply and wastewater treatment systems are shared, multiple user, or public, provide a statement of whether the systems will be public utilities as defined in 69-3-101 and subject to the jurisdiction of the public service commission or exempt from public service commission jurisdiction. If exempt, provide an explanation for the exemption.

PROPOSED EROSION/SEDIMENTATION CONTROL: _____
Natural vegetation, vegetative buffers, ditches.

VARIANCES: ARE ANY VARIANCES REQUESTED? Yes _____ (yes/no)
(If yes, please complete the information on page 3)

SECTION OF REGULATIONS CREATING HARDSHIP: 4.7.17 - Primary Access Paving Width Requirement.

The applicant is requesting a variance for the road width requirements for Tango Fox Lane and Swan View Lane North.

PLEASE RESPOND TO THE FOLLOWING STATEMENTS IN THE SPACES PROVIDED BELOW: (The Commission shall not approve a variance unless it finds that all of the following are met)

1. The variance will not be detrimental to the public health, safety, or general welfare or injurious to other adjoining properties.
The existing conditions of Tango Fox Lane and Swan View Road North are sufficient for the existing and additional traffic created by this subdivision.
Three of the proposed lots will be accessed by the 18' wide paved Tango Fox Lane, which will generate an estimated 30 trips per day. Two additional lots will have access via the 17' wide paved Swan View Road North generating an estimated 20 additional trips per day. All lot owners will become party to the existing private maintenance agreement(s). The remaining adjoining properties are agricultural use. As such, this variance will no be detrimental to public health, safety, or general welfare of adjoining properties.
2. Due to the physical surroundings, shape, or topographical conditions of the property involved, strict compliance with the regulations will impose an undue hardship on the owner. Undue hardship does not include personal or financial hardship, or any hardship that is self imposed.
The shape of this parcel combined with the existing roads of Tango Fox Lane and Swan View Lane provide for unique circumstances for this variance. Both existing roads are low volume Cul-de-sac roads with no opportunity for thru traffic. If these existing roads didn't exist and/or we had a different shaped parcel, then these lots would be served by new driveways via Lower Valley Road. Therefore, a variance to utilize the existing paved roads Tango Fox Lane and Swan View North provide adequate access to the lots is practical.
3. The variance will not cause a substantial increase in public costs, now or in the future.
Tango Fox Lane and Swan View Lane North are privately owned and maintained roads. Maintenance agreements for the roads will consist of asphalt repair and snow removal as required. These costs will be the responsibility of the lot owners and not the public. As such, the variance will not cause an increase in public costs, now or in the future.
4. The variance will not place the subdivision in nonconformance with any adopted growth policy, neighborhood plan or zoning regulations.
Approving this variance will not place the subdivision in nonconformance with any adopted growth policy. There is not a neighborhood plan that applies to the property and this property is un-zoned. As such, the variance will not be inconsistent with a neighborhood plan or zoning requirements.
5. The variance is consistent with the surrounding community character of the area.
The surrounding properties are medium to large tract residential and agriculture parcels with low volume private road access.
The roads proposed for the subdivision provide adequate and safe access to the lots while preserving the rural character of the neighborhood. Therefore the variance will be consistent with surrounding community character.

AK32411

APPLICATION CONTENTS:

1. Completed Preliminary Plat application (*If submitting bound copies of the application materials, please also include one **unbound** copy for replication purposes*).
2. 14 folded copies of the preliminary plat. (*Either 18" X 24" or 24" X 36" per Appendix B- Flathead County Subdivision Regulations*).
3. One reproducible set of supplemental information (*See Appendix B -Flathead County Subdivision Regulations*).
4. One reduced copy of the preliminary plat not to exceed 11" x 17" in size.
5. Application fee.
6. A separate fee made out to 'GIS' for the 'Adjoining Property Owners List'. The list will be sent directly to the Planning & Zoning office and is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.

This application shall be submitted, along with all information required by the applicable Subdivision Regulations and the Montana Subdivision and Platting Act, and the appropriate fee to:

**Flathead County Planning & Zoning Office 40 11th Street West, Ste 220
Kalispell, Montana 59901 - Phone: (406) 751-8200 Fax: (406) 751-8210**

I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning and Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.


Applicant Signature

6/3/20
Date


Owner(s) Signature (*all owners must sign*)

6/30/20
Date